



Woollcombe Avenue, Plymouth PL7 1LB

welcome to

Woollcombe Avenue, Plymouth

***** SPACIOUS FAMILY HOME *****

A fantastic opportunity to purchase this THREE BEDROOM, SEMI-DETACHED property with a UTILITY ROOM, a MODERN kitchen, lounge with gas FIREPLACE, CONSERVATORY and level REAR GARDEN. Call Fox & Sons today to arrange this valuation!



Entrance Hall

Door to kitchen, lounge, utility, radiator and double glazed window to side elevation.

Lounge

11' 8" max x 17' 11" max (3.56m max x 5.46m max)
Double glazed window to rear elevation, understair cupboard, door to conservatory and remote controlled gas fireplace.

Conservatory

8' x 12' 9" (2.44m x 3.89m)
Sliding doors to rear garden, radiator and double glazed surround.

Kitchen

11' 3" max x 11' 10" max (3.43m max x 3.61m max)
A modern kitchen with lots of worktop space and units, space for a cooker and dish washer, integrated fridge with double glazed window to front.

Utility Room

6' 4" x 4' (1.93m x 1.22m)
Space for appliances, double glazed obscure window to front elevation, boiler and door to shower room.

Shower Room

Shower cubicle with electric shower, WC, vanity sink, separate bath, towel radiator and double glazed obscure window to rear elevation.

First Floor Landing

Doors to all three rooms and WC, radiator, loft access and double glazed window to side elevation.

Bedroom 1

11' 8" max x 11' 5" max (3.56m max x 3.48m max)
Double glazed window to front elevation, radiator and fitted wardrobe.

Bedroom 2

12' 1" max x 9' 11" max (3.68m max x 3.02m max)
Double glazed window to rear elevation, radiator, hand wash basin with electric hot water tap.

Bedroom 3

11' 5" max x 6' max (3.48m max x 1.83m max)
Double glazed window to front elevation, radiator and storage cupboard,

Wc

WC, radiator and double glazed obscure window to side elevation.

Front Garden

Dropped kerb access to driveway, with gate and steps down to the front door.

Rear Garden

A level rear garden with plant beds, outdoor shed with power and fence surround and gate to rear leading to a walkway with a stream.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Woollcombe Avenue, Plymouth

- Three Bedrooms
- Semi-detached
- Driveway
- Side Extension
- Conservatory

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PYP104215 - 0002

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